



4.6 acres/1.9 hectares

US 183 access .6 mile/.9 kilometers
east

Utilities

Greenfield

Zoning - Light Industrial

Mr. Britt Benton
Oryx Commercial Properties
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**4.6 Acres/1.9 Hectares
Oryx Commercial Properties**

Site 27

Property				
Total Acreage: 4.6 acres/1.9 hectares		Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. W, X		
Location				
City: Leander		County: Williamson		
Address/Directions: Rectangular property immediately west of the 142-acres (57.5 hectares) HEB-Plus grocery anchored site with roughly 330 feet/101 meters of frontage on FM 2243				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: 2,200 feet/671 meters Distance to Interstate Highways: 12 miles/19.3 km		Type of Zoning: Light Industrial		
General Site Information				
Previous Use of Site: Greenfield		General Condition: Excellent		Dimensions: 339 feet/103 meters x 591 feet/180 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.	
Adjoining Acreage Available: Yes		Can Site Be Divided: No		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 3,100 feet/945 meters		Name of Railroad: Union Pacific, Southern Pacific and Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Not Applicable		
Fenced: No		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Office/Warehouse and/or Office/Retail		
Deed Restriction(s): No		Covenants: No		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inch/30.5 cm along FM 2243 Pressure: 65 psi/448 kilopascal		Sewer - Size of Nearest Line: 10 & 12 inch/25.4 & 30.5 cm along FM 2243 and east of property
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 4 inch/10.2 cm		Pressure: Intermediate Pressure located 250 feet/76.2 meters from the northeast corner at North Creek Drive
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Britt Benton	Phone: (512) 407-8907 or (512) 636-6076	Facs: Not Applicable	Email: britt@oryxproperties.net	Web Site: Not Applicable
Sales Price: \$4.00 per square foot		Lease Price: Not Applicable		
Comments: Frontage on FM 2243, west of the 142-acres (57.5 hectares) HEB-Plus Grocery, Inc. property. Excellent access in an area poised for growth.				